

**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY**

REGION 8

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Ref:8EPR-SR

March 5, 2004

Ms. Laura Felsoci
Pacific Republic Mortgage

**PUBLIC
DOCUMENT**

Fax 303-689-0871

Dear Ms. Felsoci:

This letter is to provide you with information regarding residential property clean up actions underway at the Vasquez Blvd./ Interstate 70 Superfund Site (VB/I70 Site). It is my understanding that you are preparing a FHA loan for the purchaser of the residential property located at 4971 Milwaukee St. This property is located within the boundaries of the VB/I70 Site.

EPA investigations at the VB/I70 site have found that levels of lead and arsenic in soils surrounding residential properties could provide a health risk for those exposed to the soils over a long period of time. Based on these finding, EPA evaluated several alternatives to address this potential health issue. After considering public comment, EPA made a cleanup decision for residential properties in September 2003. The selected remedy requires that all properties which have lead and/or arsenic soil concentrations that exceed the action levels be cleaned up. The cleanup will include the removal and replacement of the top 12 inches of soil from the property. EPA will then restore the landscaping. No structures or large trees will be disturbed by the cleanup. I have enclosed a fact sheet with this that provides greater detail of the cleanup to be taken.

The residential property at 4971 Milwaukee Street has not yet had it's soil tested by EPA. Soil sampling of properties that have not been tested will begin in the Spring of 2004. If the results indicate a cleanup is needed, EPA will conduct the cleanup. EPA has budgeted funds to complete all soil removals in 2006, with majority of the properties being completed in 2005.

Please note that the EPA and the State of Colorado are funding this cleanup action. Individual homeowners will not be responsible for the cost of the cleanup conducted by EPA. In addition, the Superfund lender liability rule provides protection to lenders from cleanup costs. I have included a fact sheet describing the lender liability rule with this letter for your information.



Please contact me if you have any further questions regarding this issue. My phone number is 303-312-6578.

Sincerely,

A handwritten signature in black ink, appearing to read 'Victor Ketellapper', followed by a long horizontal line extending to the right.

Victor Ketellapper
Project Manager